

Dated :- 10/06/2024

- Read:**
1. Application dated 23/04/2024 of Mr. Anup Ramakant Fatarpekar & Ors., H. No. 4/915, Opp. Govt. Hospital, Gokulwadi, Sankhalim Goa.
 2. Report No. MAM/BICH/CI(II)/CNV/638/2024 dated 24/05/2024 of the Mamlatdar of Bicholim, Goa.
 3. Report No. 5/CNV/SAT-205/DCFN/TECH/2024-25/263 dated 22/05/2024 of the Dy. Conservator of Forests, Ponda Goa.
 4. Zoning Certificate No. TCP/ZON-1416/Maulinguem South/BICH-24/949 dated 04/04/2024 of the Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Goa.

SANAD
SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said code" which expression shall, where the context so admits include the rules and orders there under **ANUP RAMAKANT FATARPEKAR ALIAS ANUP RAMAKANT PHATARPEKAR ALIAS ANUP RAMAKANT FATERPENKAR AND CHANDAN NARSINHA CHARI** being the occupant of the plot registered under **Survey No. 35/10** Situated at **Maulinguem South Village in Bicholim Taluka** (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part under **Survey No. 35/10** admeasuring **2000 sq. mts.** Be the same a little more or less for the purpose of **residential use.**

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules there under, and on the following conditions, namely:-

1. **Levelling and clearing of the land** - The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
2. **Assessment** - The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.
3. **Use** - The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **residential use**, without the previous sanction of the Collector.
4. **Liability for rates** - The applicants shall pay all taxes, rates and cesses leviable on the said land.
5. **Penalty clause** - (a) if the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Not with standing anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
- 6.a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.
c) The necessary road widening set-back to be maintained before any development in the land.
d) Traditional access passing through the plot, if any, shall be maintained.
e) No trees shall be cut except with prior permission of the competent authority.

Contd.....2/-

7. Code provisions applicable –Save as herein provided thpe grant shall be subject to the provisions of the said Code and rules there under.

APPENDIX – I

Sr. No.	Length & Breadth		Total Superficial Area	Forming (Part) of Survey No.	BOUNDARIES				Remarks
	North to South	East to West							
1	2	3	4	5	6				7
					North	South	East	West	
1.	-	-	2000 Sq. Mts	Sy. No.35/10	S. No. 39/3	Public Road	S. No. 35/11	S. No. 35/9	NIL
		Village : MAULINGUEM SOUTH Taluka : BICHOLIM							

Remarks:-

1. The applicant has paid conversion fees of Rs. 6, 00, 000/- (Rupees Six Lakhs only) vide Challan No. 202400428018 dated 06/06/2024.
2. The development/construction in the plot shall be governed as per rules in force.
3. Mundkarial rights and Mundkarial area should not be disturbed and should be protected if any.
4. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc.
5. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
6. The traditional access if any passing through the property shall be maintained.

In witness whereof the **ADDITIONAL COLLECTOR - II North Goa** District has hereunto set his hand and the seal of his office on behalf of the Governor of Goa and **ANUP RAMAKANT FATARPEKAR ALIAS ANUP RAMAKANT PHATARPEKAR ALIAS ANUP RAMAKANT FATERPENKAR AND CHANDAN NARSINHA CHARI** here also hereunto set his hands this 10th day of June, 2024.


(ANUP RAMAKANT FATARPEKAR ALIAS
ANUP RAMAKANT PHATARPEKAR
ALIAS ANUP RAMAKANT
FATERPENKAR)
Applicant


(CHANDAN NARSINHA
CHARI)
Applicant


(KEDAR A. NAIK)
Additional Collector – II
North Goa

Name and Signature of Witnesses

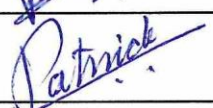
1. Venry Peter Bosco 
2. Patrick Anthony Desouza 



Complete address of Witnesses

1. 178/145/3, Nadader Nagar, Hondo, Sittan
2. 2215, Kantor wada, Bicholim, Goa

We declare that **ANUP RAMAKANT FATARPEKAR ALIAS ANUP RAMAKANT PHATARPEKAR ALIAS ANUP RAMAKANT FATERPENKAR AND CHANDAN NARSINHA CHARI** have signed this Sanad is, to our personal knowledge, the persons whom represent themselves to be, and that they have affixed their signature hereto in our presence.

1. 
2. 

To,

1. The Dy. Town Planner, Town and Country Planning Department, Bicholim.
2. The Mamlatdar of Bicholim Taluka, Bicholim.
3. The Inspector of Survey and Land Records, Bicholim.
4. The Sarpanch, Village Panchayat Maulinguem-South, Bicholim – Goa.



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bicholim Taluka, Maulinguem South Village
Survey No.: 35 , Subdivision No.: 10

56/c

Scale 1:1000

Reference No.: REV192339863



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NOTE: PLAN TO BE PRINTED ON A4 SIZE